

After Recording, Return to:
Neang Avila
Northwest Trustee Services, INC.
P.O. Box 997
Bellevue, WA 98009-0997



201211060077
Skagit County Auditor

11/6/2012 Page 1 of 4 3:39PM

File No.: 7023.102723
Grantors: Northwest Trustee Services, Inc.
Wells Fargo Bank, N.A.
Grantee: Shannon Curtis Groves aka Curtis Groves and Christine A. Groves
husband and wife as community property
Ref to DOT Auditor File No.: 200306030055
Tax Parcel ID No.: 4171-002-024-0102/ P77196
Abbreviated Legal: A PTN OF LOT 24, SEDRO HOME ACR. #2

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME

You have only 20 DAYS from the recording date on this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: Toll-free: 1-877-894-HOME (1-877-894-4663). Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development Telephone: Toll-free: 1-800-569-4287. Web site:

<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: Toll-free: 1-800-606-4819. Web site: <http://nwjustice.org/what-clear>.

I.

On **March 8, 2013**, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the Trustee) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of Skagit, State of Washington:

The North 66.37 feet of the West 137.82 feet of Lot 24, "Plat No.2, Sedro Home Acreage, Skagit Co., Wash.," as per Plat recorded in Volume 3 of Plats, Page 60, Records of Skagit County, Washington. Situate in the City of Sedro- Woolley, County of Skagit, State of Washington.

Commonly known as: 337 Central Avenue
Sedro Woolley, WA 98284

which is subject to that certain Deed of Trust dated 05/29/03, recorded on 06/03/03, under Auditor's File No. 200306030055, records of Skagit County, Washington, from Curtis S. Groves and Christine A. Groves, Husband and Wife, as Grantor, to Lawyers Title Insurance Corporation, as Trustee, to secure an obligation "Obligation" in favor of Washington Mutual Bank, F.A., as Beneficiary, the beneficial interest in which was assigned by Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. to Wells Fargo Bank, N.A., under an Assignment/Successive Assignments recorded under Auditor's File No. 200702280136.

*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the Obligation in any Court by reason of the Grantor's or Borrower's default on the Obligation secured by the Deed of Trust.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

		Amount due to reinstate by 10/31/2012
Monthly Payments		\$15,895.80
Late Charges		\$624.96
Lender's Fees & Costs		(\$32.16)
Total Arrearage	\$16,488.60	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$900.00
Title Report		\$564.00
Statutory Mailings		\$20.00
Recording Costs		\$14.00
Postings		\$70.00
Total Costs	<u>\$1,568.00</u>	
Total Amount Due:		\$18,056.60

Other known defaults as follows:



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IV.

The sum owing on the Obligation is: Principal Balance of \$107,804.09, together with interest as provided in the note or other instrument evidencing the Obligation from 04/01/11, and such other costs and fees as are due under the Obligation, and as are provided by statute.

V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on March 8, 2013. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 02/25/13 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 02/25/13 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 02/25/13 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire balance of principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

NAME AND ADDRESS

Christine A. Groves
337 Central Avenue
Sedro Woolley, WA 98284

Curtis S. Groves aka Shannon Curtis Groves
337 Central Avenue
Sedro Woolley, WA 98284

Christine A. Groves
2882 Blue Mountain Road
Sedro Woolley, WA 98284

Curtis S. Groves aka Shannon Curtis Groves
2882 Blue Mountain Road
Sedro Woolley, WA 98284

by both first class and certified mail, return receipt requested on 09/26/12, proof of which is in the possession of the Trustee; and on 09/26/12 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee, whose name and address are set forth below, will provide in writing to anyone requesting it a statement of all costs and trustee's fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the Property.

IX.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.



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